026.0	0002	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,500 /	926,500
					USE VALUE:	926,500 /	926,500
					ASSESSED:	926,500 /	926,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLABAUGH DANIEL W/MARCY L	
Owner 2:		
Owner 3:		
Street 1:	73 CLEVELAND ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	INVERNIZZI LILLIE L -
Owner 2:	-
Street 1:	73 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 3057 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	465,400	5,100	456,000	926,500
Total Card	0.115	465,400	5,100	456,000	926,500
Total Parcel	0.115	465,400	5,100	456,000	926,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.07 | /Parcel: 303.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17458
GIS Ref
GIS Ref
Insp Date 08/02/17

!2135!

PREVIOUS ASSESSMENT

Parcel ID 026.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	466,100	5100	5,000.	456,000	927,200	927,200	Year End Roll	12/18/2019
2019	104	FV	355,100	5100	5,000.	484,500	844,700	844,700	Year End Roll	1/3/2019
2018	104	FV	355,100	5100	5,000.	353,400	713,600	713,600	Year End Roll	12/20/2017
2017	104	FV	278,300	5100	5,000.	307,800	591,200	591,200	Year End Roll	1/3/2017
2016	104	FV	278,300	5100	5,000.	262,200	545,600	545,600	Year End	1/4/2016
2015	104	FV	247,900	5100	5,000.	256,500	509,500	509,500	Year End Roll	12/11/2014
2014	104	FV	247,900	5100	5,000.	210,900	463,900	463,900	Year End Roll	12/16/2013
2013	104	FV	257,900	5100	5,000.	200,600	463,600	463,600		12/13/2012

PRINT

Date	Time
12/10/20	17:37:27

LAST REV

Date	Time
08/03/17	17:16:00
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2135

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
INVERNIZZI LILL	49873-152		7/31/2007		516,000	No	No		
INVERNIZZI HAZE	16488-493		9/9/1999	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2017	264	Dormers	17,500	O				dormers, bath, fin
1/6/2017	23	Heat App	10,700	C				
11/30/2016	1475	Add Bath	54,300	O				add master suite (
8/1/2012	961	Porch	3,870	C				
7/27/2012	941	Manual	1,200					REPLACE RAILINGS
5/15/1998	293	Manual	8,145					REROOF
8/22/1994	433	Manual	3,400					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2017	Measured	DGM	D Mann
8/2/2017	Permit Visit	336	PATRIOT
8/2/2017	Left Notice	DGM	D Mann
7/6/2017	MEAS&NOTICE	KB	Kevin B
1/14/2009	Meas/Inspect	336	PATRIOT
12/4/2008	MLS	MM	Mary M
11/6/1999	Inspected	263	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99347401
Const Adj.:	0.94031191
Adj $ / SQ:	158.810
Other Features:	121750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674545
Depreciation:	209109
Depreciated Total:	465436

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

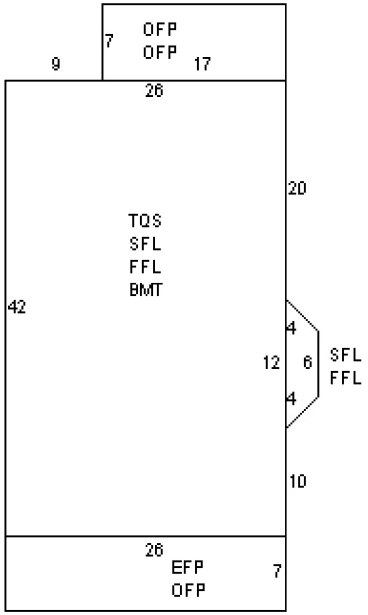
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.81
Special Features:	0	Val/Su Net:	97.96
Final Total:	465400	Val/Su SzAd	152.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,119	158.810	177,708
SFL	Second Floor	1,119	158.810	177,708
BMT	Basement	1,092	47.640	52,026
TQS	3/4 Story	819	158.810	130,065
OFP	Open Porch	420	19.210	8,068
EFP	Enclos Porch	182	39.670	7,219

Net Sketched Area:	4,751			Total:	552,794
Size Ad	3057	Gross Are	5024	FinArea	3057

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100